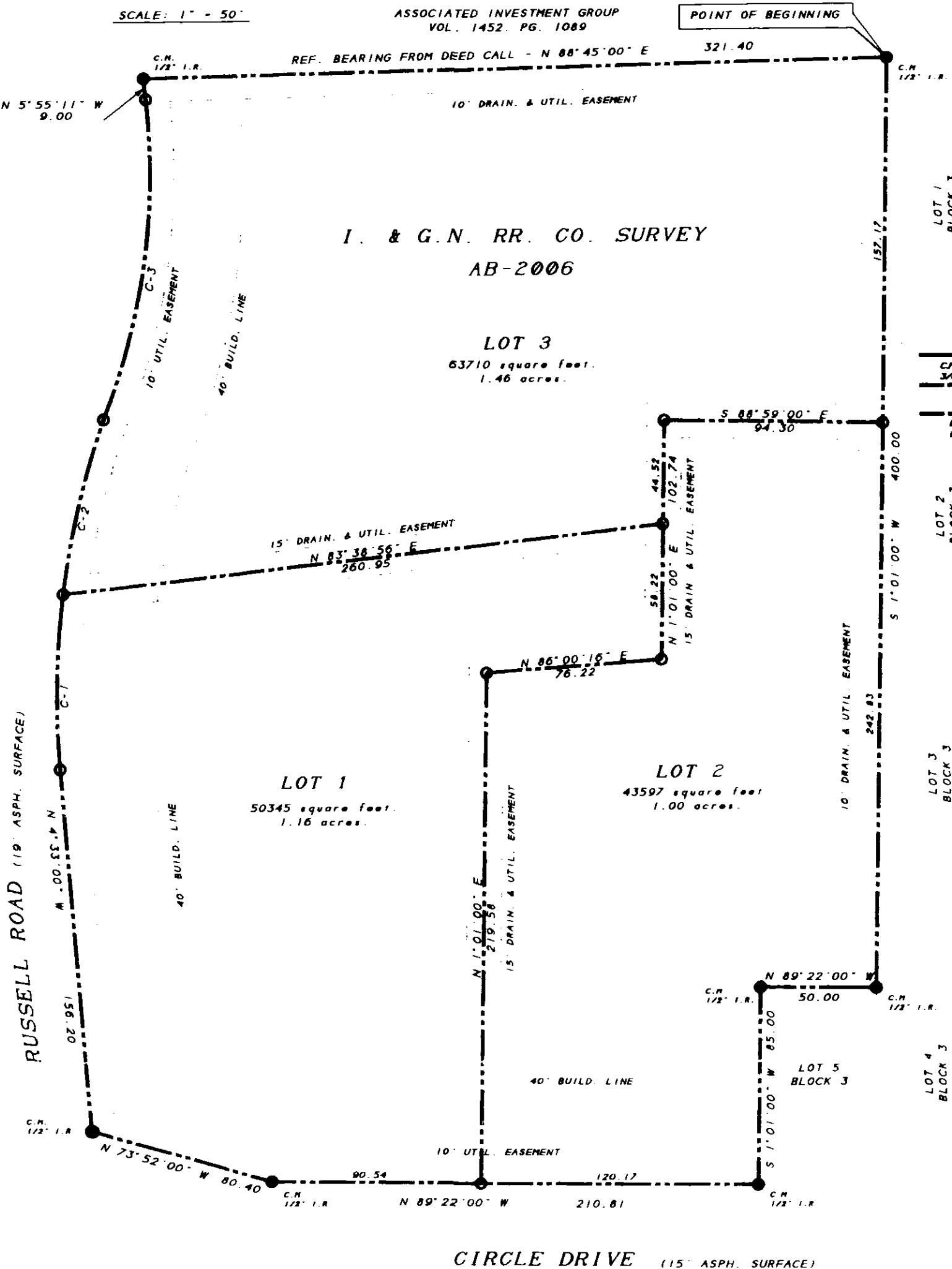
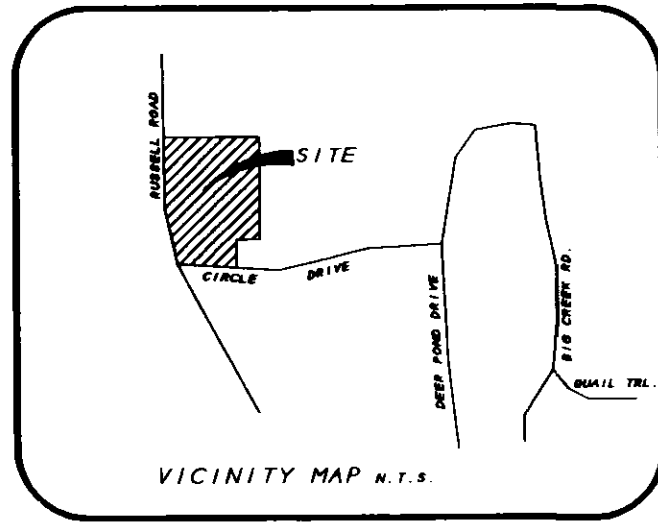


C-297



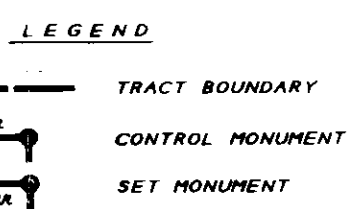
ACCORDING TO FLOOD INSURANCE RATE MAPS: PARKER COUNTY, TEXAS PANEL NO. 440520 0205 C DATED JANUARY 3 1997 THIS PROPERTY IS NOT LOCATED WITHIN A 100 YR. FLOOD HAZARD ZONE.



NOTE:  
THIS PROPERTY IS LOCATED WITHIN THE CITY OF WILLOW PARK.

NOTE:  
SANITARY SEWER SERVICE SHALL BE PROVIDED BY ON-SITE FACILITIES INSTALLED IN ACCORDANCE WITH PARKER COUNTY AND T.N.R.C.C. RULES AND REGULATIONS.

NOTE:  
THERE IS A 10' DRAINAGE/UTILITY EASEMENT ALONG ALL ROAD FRONTAGE AND THE EXTERIOR LOT LINES. THERE IS A 15' UTILITY EASEMENT CENTERED ON ALL ADJACENT LOT LINES (7.5 FEET ON EACH LOT).



LOT SUMMARY TABLE

LOT NO.	AREA (ACRES)	AREA (SQ. FT.)
1	1.16	50,345
2	1.00	43,597
3	1.46	63,710

STATE OF TEXAS  
COUNTY OF PARKER

THAT I, CHARLES GABY, BEING THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY (VOL. 2019, PG. 414 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS):

BEING 3.62 ACRES OUT OF THE I. & G.N. RR. CO. SURVEY, ABSTRACT NO. 2006, PARKER COUNTY, TEXAS AND BEING THE SAME TRACT CONVEYED TO CHARLES AND ALICIA GABY BY DEED RECORDED IN VOLUME 2019, PAGE 414 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD, FOUND IN PLACE, SAID POINT BEING NORTH 753.00 FEET, WEST 391.00 FEET AND S 01D 01' 00" W 189.50 FEET FROM THE MOST EASTERLY SOUTHEAST CORNER OF SAID I. & G.N. RR. CO. SURVEY, ABSTRACT NO. 2006 FOR THE NORTHEAST CORNER OF THIS TRACT:

THENCE S 01D 01' 00" W, GENERALLY ALONG AN EXISTING FENCE LINE AND ALONG AND WITH THE WEST LINE OF HILLCREST SUBDIVISION, A DISTANCE OF 400.00 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, AT THE NORTHEAST CORNER OF LOT 5, BLOCK 3, SAID HILLCREST SUBDIVISION FOR AN ELL CORNER OF THIS TRACT:

THENCE N 89D 22' 00" W, ALONG AND WITH THE NORTH LINE OF SAID LOT 5, BLOCK 3, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, AT THE NORTHWEST CORNER OF SAID LOT 5, BLOCK 3 FOR AN INTERIOR CORNER OF THIS TRACT:

THENCE S 01D 01' 00" W, ALONG AND WITH THE WEST LINE OF SAID LOT 5, BLOCK 3, A DISTANCE OF 85.00 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, ON THE NORTH LINE OF CIRCLE DRIVE FOR THE SOUTHEAST CORNER OF THIS TRACT:

THENCE N 89D 22' 00" W, ALONG AND WITH THE NORTH LINE OF SAID CIRCLE DRIVE, A DISTANCE OF 210.81 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, FOR A CORNER OF THIS TRACT:

THENCE N 73D 52' 00" W, CONTINUING ALONG AND WITH THE NORTH LINE OF SAID CIRCLE DRIVE, A DISTANCE OF 80.40 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, ON THE EAST LINE OF SAID RUSSELL ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT:

THENCE N 04D 33' 00" W, ALONG AND WITH THE EAST LINE OF SAID RUSSELL ROAD, A DISTANCE OF 156.20 FEET TO THE P.C. OF A CURVE TO THE RIGHT:

THENCE NORTHEASTERLY, CONTINUING ALONG AND WITH THE EAST LINE OF SAID RUSSELL ROAD AND ALONG AND WITH SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 25D 53' 59" AND A RADIUS OF 363.77 FEET, THE CHORD OF WHICH BEARS N 07D 27' 30" E 151.45 FEET, AN ARC DISTANCE OF 164.44 FEET TO THE P.T. OF SAID CURVE AND THE P.C. OF A CURVE TO THE LEFT:

THENCE NORTHEASTERLY, CONTINUING ALONG AND WITH THE EAST LINE OF SAID RUSSELL ROAD AND ALONG AND WITH SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 27D 29' 29" AND A RADIUS OF 292.82 FEET, THE CHORD OF WHICH BEARS N 07D 49' 44" E 139.16 FEET, AN ARC DISTANCE OF 140.50 FEET TO THE P.T. OF SAID CURVE:

THENCE N 05D 55' 11" W, CONTINUING ALONG AND WITH THE EAST LINE OF SAID RUSSELL ROAD, A DISTANCE OF 9.00 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, FOR THE NORTHWEST CORNER OF THIS TRACT:

THENCE N 88D 45' 00" E, ALONG AND WITH THE SOUTH LINE OF THAT CERTAIN TRACT CONVEYED TO ASSOCIATED INVESTMENT GROUP BY DEED RECORDED IN VOLUME 1452, PAGE 1089 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS, A DISTANCE OF 321.40 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.62 ACRES.

DO HEREBY ADOPT THIS PLAT TO BE KNOWN AS LOTS 1, 2 AND 3, CHELSEA FIELD'S ADDITION, AN ADDITION IN PARKER COUNTY, TEXAS.

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	363.77	75.30	37.78	75.16	S 1° 22' 42" W	11° 51' 34"
C2	363.77	89.14	44.80	88.92	S 14° 19' 41" W	14° 02' 26"
C3	292.82	140.50	71.63	139.16	N 7° 49' 44" E	27° 29' 30"

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That I, CHARLES GABY (Vol. 2019, Pg. 414 R.R.P.C.T.) owner of the tract herein described, do hereby adopt this plat of the above described real property to be known as:

LOTS 1, 2 & 3  
CHELSEA FIELD'S ADDITION  
AN ADDITION IN PARKER COUNTY, TEXAS

and do hereby convey to the Public's use forever, the streets, alleys, rights-of-way easements and other public areas shown thereon.

Executed this 17 day of August, 2005

*Charles Gaby*  
CHARLES GABY

CITY OF WILLOW PARK APPROVAL STATEMENT: *[Signature]* 8-16-05  
APPROVED BY THE CITY PLANNING COMMISSION: CHAIRMAN DATE

APPROVED BY THE CITY COUNCIL:

I HEREBY CERTIFY THAT THIS PLAT OF LOTS 1, 2 AND 3, CHELSEA FIELD'S ADDITION, AN ADDITION WITHIN THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS WAS APPROVED BY THE CITY OF WILLOW PARK, TEXAS ON THIS 16th DAY OF August, 2005

*[Signature]* MAYOR *[Signature]* CITY SECRETARY

STATE OF TEXAS  
COUNTY OF PARKER

Before me, the undersigned authority, on this day personally appeared CHARLES GABY known to me to be the person whose name is subscribed to the above instrument and he acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal on this 17 day of August, 2005

*E. L. Harley*  
Notary Public  
My Commission Expires: 07-21-06

ED L HARLEY  
MY COMMISSION EXPIRES  
MAY 21, 2006

Doc 00566674 Bk OR Vol 2357 Pg 1504

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
On: Aug 17, 2005 at 09:25A

Increment Number: 062666/4

Abstract: 01,00

EXACTY: 08/15/05

Commissioner: \_\_\_\_\_  
County Commissioner: \_\_\_\_\_

I, B.F. RIVERS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2190, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY PERFORMED UNDER MY SUPERVISION IN JUNE, 2005

*[Signature]*  
B.F. RIVERS, M.S., P.E., R.P.L.S.  
NO. 2190, STATE OF TEXAS

ACCT. NO.: \_\_\_\_\_  
SCH. DIST.: \_\_\_\_\_  
CITY: \_\_\_\_\_  
MAP NO.: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF PARKER

I hereby certify that this instrument was duly filed on the date and time stamped herein on the 17th day of August, 2005 at 09:25 AM in the Public Records Office of Parker County, Texas.

Aug 17, 2005

OWNER/DEVELOPER  
CHARLES GABY  
405 RUSSELL ROAD  
WEATHERFORD, TEXAS 76087  
817-597-5306



ENGINEER/SURVEYOR  
RIVERS & ASSOCIATES  
ENGINEERS & SURVEYORS  
P.O. BOX 1447 - 139 CROWLEY LANE  
MINERAL WELLS, TEXAS  
940-325-8613  
FAX 940-325-8028

JERRI HOLLAND, COUNTY CLERK  
PARKER COUNTY

FINAL PLAT  
CHELSEA FIELD'S ADDITION  
LOTS 1, 2 & 3  
AN ADDITION TO THE CITY OF WILLOW PARK TEXAS  
BEING 3.62 ACRES OUT OF  
THE I. & G. N. RR. CO. SURVEY ABSTRACT NO. 2006  
PARKER COUNTY, TEXAS